WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/00 11:03 2pgs
Fees:11.00 Taxes:208.28

20001219-0124323

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,293.19

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **11TH DAY OF DECEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Ellis	Owner	**119-10-63**
(NAME)	(NAME)	
2725 Druid Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Wallace Roberson, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Ellis**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Hidden Acres Subdivision, of record in Plat Book 1130, Page 89, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 60 fronts 76.3 feet on the west side of Druid Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John Wallace Roberson, married by deed of record in Book 4025, Page 346, Register's Office for Davidson County, Tennessee.

The said Barbara B. Roberson having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2725 Druid Drive, Nashville, TN 37210**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **my/our hand(s)** this **11th day of December, 2000**.

_____ x John Wallace Roberson
John Wallace Roberson

_____ _____

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named John Wallace Roberson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2000.

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

My Commission Expires 5-13-2002